

MEMORANDUM

October 17, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, DIRECTOR OF ZONING

SUBJECT: RECOMMENDATION TO ZONING COMMISSION TO ADOPT A
MAP AMENDMENT TO CHANGE AN M-1 ZONE IN ROSLINDALE
TO H-1

In August 1985, over forty residents surrounding a manufacturing zone (M-1) in Roslindale signed a petition to the Zoning Commission to change this area to an apartment (H-1) zone. The M-1 area is generally bounded by Florence Street, Marion Street, Harrison Street, the MBTA tracks, Brookway Footpath and Hyde Park Avenue. It is approximately 13.5 acres contains six residential sites and local commercial retail activities, and is primarily vacant wooded land. The area formerly was used by the E-Z Way Ice Company and Waldo Brothers Construction Company, but there has been no active industrial use in this zone for approximately twenty years. The area surrounding the site is an active residential area zoned for residential and local business use.

The residents brought the petition to the Zoning Commission because of an immediate threat to their residential area from a proposal to build industrial warehouse storage buildings on a site in the M-1 district. The existing zoning permits this usage and the proponent (property owner) of the industrial use was granted a building permit for construction. At that time, staff was concerned about the propriety of changing the zoning as a reaction to halt a specific proposal. However, staff planning analysis of the area does indicate that residential use of the entire M-1 zone is the appropriate use of the land. Staff encouraged the residents to work with the property owner to promote an alternative proposal for housing on his land.

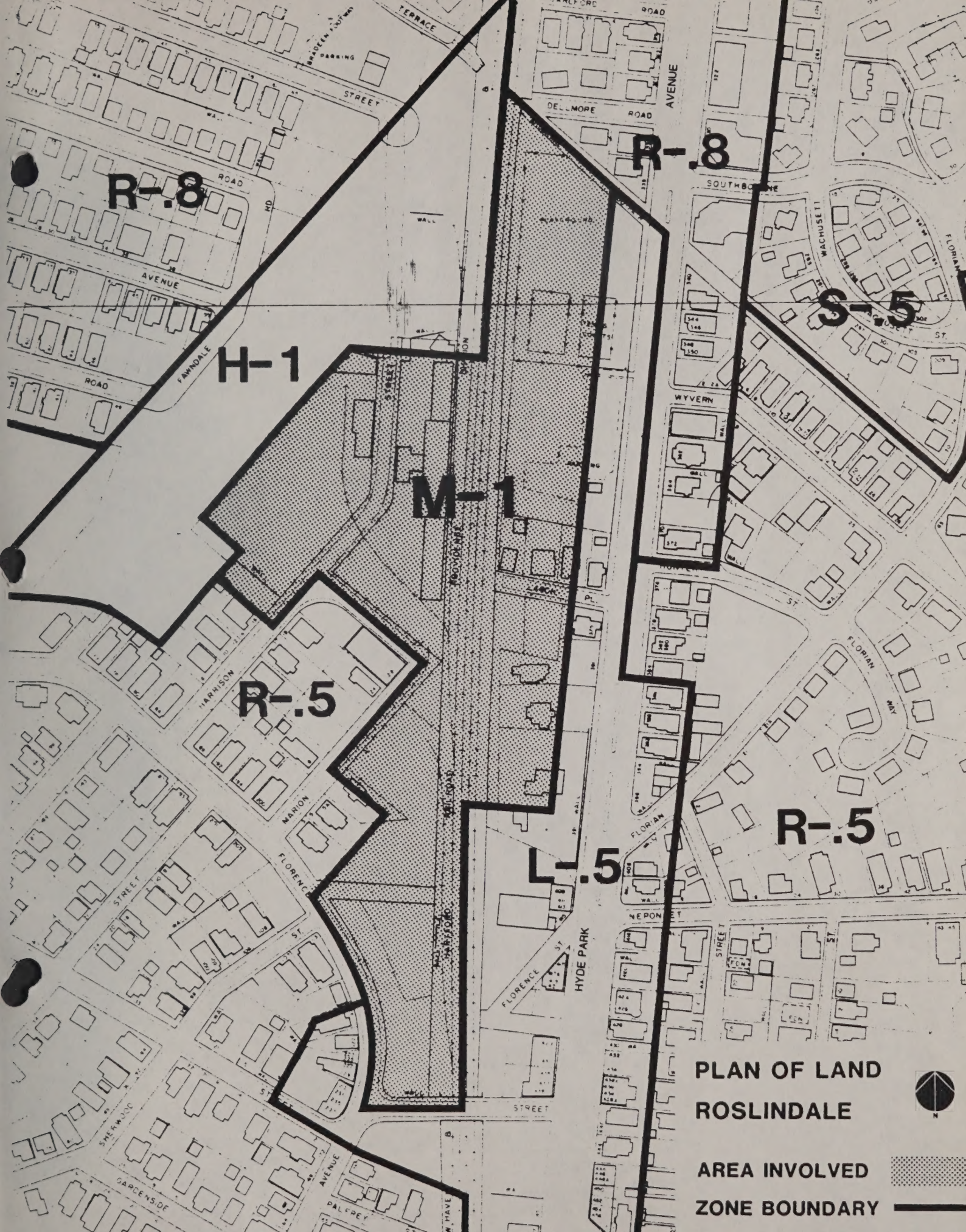
Through the efforts of the community and their City Council representative, a developer who is committed to build affordable housing on the subject site in the M-1 zone has entered into an option with the present owner to buy the land, pending a change in the existing zoning to residential.

Staff therefore feels that it is appropriate to change the zoning from manufacturing to residential to promote desired residential development and to protect the surrounding community in the future.

A Zoning Commission hearing has been scheduled for October 21, 1985, to hear the residents' petition. It is recommended that the Authority support this petition before the Zoning Commission.

A recommended vote follows.

VOTED: That in connection with Map Amendment Application No. 243, by Gary French et al., to change an M-1 (restricted manufacturing) district bounded generally by Blakemore, Florence, Marion, and Harrison Streets, Brookway Footpath, and Hyde Park Avenue in Roslindale to an H-1 (apartments, with floor area ratio of 1) district, the Boston Redevelopment Authority recommends approval. There has been no active industrial use in this zone for approximately twenty years. The area surrounding the site is an active residential area zoned for residential and local business use. Staff planning analysis of the area indicates that residential use of the entire M-1 zone is the appropriate use of the land.



R-8

R-8

S-5

H-1

M-1

R-5

L-5

R-5

PLAN OF LAND
ROSLINDALE

AREA INVOLVED
ZONE BOUNDARY



TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The undersigned, as owners of properties abutting the M-1 district described by the following boundaries in Roslindale, hereby petition to amend Map 10 - Roslindale, of the series of maps entitled "Zoning Districts - City of Boston" as established under Chapter 665 of the Acts of 1956 as amended, as follows:

By changing to an H-1 district an entire existing M-1 district bounded as follows:

Beginning at a point in the center of Marion Street 165 feet from the center of Florence Street and extending northeasterly 240 feet;
then northwesterly at 90° to the center line of Harrison Street;
then southwesterly at 90° for 120 feet;
then northwesterly at 90° for 120 feet;
then at 90° northeasterly for 52.50 feet;
then at 90° northwesterly for 90 feet;
then at 90° northeasterly for 382.50 feet;
then turning and proceeding easterly, at 90° to Harrison Street, to the center line of the railroad right-of-way.
then northerly along the center line of the the railroad right-of-way to the center line of Stony Brook;
then southeasterly for 255 feet along Stony Brook;
then southerly for 1,080 feet in a line parallel to and 100 feet west of the center line of Hyde Park Avenue;
then at 90° westerly to the center line of the railroad right-of-way;
then southerly along the center line of the railroad right-of-way to the center line of Blakemore Street;
then at 90° westerly along the center line of Blakemore Street to the center line of Florence Street;
then northerly along the center line of Florence Street to a point 38 feet north of the center line of Sherwood Street;
then northeasterly for 185 feet in a line parallel to and 100 feet southeast of the southeast side line of Marion Street;
then at 90° northwesterly to the center line of Marion Street, the point of beginning.

Petitioner: Gary French

Gary French

et al.: see attached sheet

Owner of

Property at: 7 Marion Street

Roslindale, MA 02131

Tel. No.: 323-8783

Date: August 2, 1985

From Section 5-4 of the Boston Zoning Code as amended April 22, 1985:

"The estimated average cost to the City of a hearing on a proposed amendment of this code is hereby established as two hundred and twenty-five dollars."

Petitioners:

1. Signature
2. Name printed

1. Kathleen Capson
2. KATHLEEN CAPSON

1. Michael Fahy
2. MICHAEL FAHY

1. Margaret Zalesky
2. MARGARET ZALESKY

1. Margaret Mulryan
2. MARGARET MULRYAN

1. Alfred L. Daniels
2. ALFRED L. DANIELS

1. Warren F. Egersheim
2. WARREN F. EGERSEIM

1. Mary J. Garcia
2. MARY J. GARCIA

1. Thosanna Parra
2. 172 Florence St.

1. Frank Bonanni
2. FRANK BONANNI

1. Judith McLaughlin
2. JUDITH MCLAUGHLIN

1. Alma L. Casey
2. ALMA L. CASEY

1. Therese Felton
2. THERESE FELTON

1. Owner of property at
2. Mailing address if different

200 FLORENCE ST, ROSLINDALE

3 MARION ST Roslindale

16 Brookdale St Roslindale
16 BROOKDALE ST. ROSLINDALE

14 MARION ST Roslindale

19 HARRISON ST ROS

8 Harrison St Ros.

16 Harrison St. Rosl.

172 Florence

133 Florence ST Rosl.

127 Florence St. Rosl.

125 Florence St Rosl

121 Florence St. Rosl.

Petitioners:

1. Signature	1. Owner of property at
2. Name printed	2. Mailing address if different
1. <u>Shirley Bactoselle</u>	93 Brown Ave
2. _____	_____
1. <u>Gisela W. Laughlin</u>	32 Raven St
2. _____	_____
1. <u>Lic. Gomes</u>	92 Brown Ave.,
2. <u>Nick Gomes</u>	92 Brown Ave.,
1. <u>Norman V. Luch</u>	101 Brown Ave.
2. _____	_____
1. <u>Walter E. Greene</u>	112 Brown Av Rd
2. _____	_____
1. <u>RICHARD MURPHY</u>	113 BROWN AVE
2. _____	_____
1. <u>Desmond Brennan</u>	127 Brown Ave
2. _____	_____
1. <u>Carl Beaudet</u>	8 Marion St.
2. _____	_____
1. <u>Michael A. Gormley</u>	7 Harrison St Roseland
2. _____	_____
1. <u>Mary B Gormley</u>	7 Harrison St Roseland
2. _____	_____
1. <u>Charles Gormley</u>	74 MARION ST ROS
2. _____	_____
1. <u>Lawrence M. O'Keefe</u>	201 Florence St
2. <u>LAWRENCE M O'KEEFE</u>	cor 2 Brookdale St,

Petitioners

David Cuddy
(signature)

NAME: David Cuddy

ADDRESS: 17 Brookdale St

Kathleen T. Cobb
(signature)

NAME: Kathleen T. Cobb

ADDRESS: 160 Sycamore St.

Bustoff Michael Harrison
(signature)

NAME: Michael Harrison

ADDRESS: 229 Florence St

Mr. Romeo R. Gravel Jr.
(signature)

NAME: Romeo R. Gravel

ADDRESS: 76 Brown Ave

Rose M. Mulcahy
(signature)

NAME: Rose M. Mulcahy

ADDRESS: 375 Hyde Park Ave

Paul F. Mc Donough
(signature)

NAME: Paul F. Mc Donough

ADDRESS: 387 Hyde Park Ave

Top Liquider Imy
435 Hyde Park Ave

John J. Keave
(signature)

Mary F. Ahearn
(signature)

NAME: 184 Florence St.

NAME: MARY Ahearn

ADDRESS: John J. Keave

ADDRESS: 173 Sycamore St.
Ros.

~~~~~

Mr + Mrs Robert Sullivan  
(signature)

Francis + Ann Muller  
(signature)

x NAME: ROBERT SULLIVAN

NAME: ~~ANN~~ FRANCIS + ANN MULLER  
~~174 Sycamore St.~~

ADDRESS: 175 Sycamore St.

ADDRESS: 174 Sycamore St.  
Roslin Dale

~~~~~

Winifred A. Ryder
(signature)

John Farren
(signature)

NAME: Winifred A. Ryder

NAME: JOHN FARREN

ADDRESS: 181 Sycamore

ADDRESS: 166 Sycamore St
Ros

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Petitioners

Ernest J. Cossetto  
(signature)

Julia M. Connolly  
(signature)

NAME: ERNEST J. Cossetto

NAME: Julia M. Connolly

ADDRESS: 168 SYCAMORE ST

ADDRESS: 41 Brookdale St.

Roslyn 02131 MASS

Rosindale Ma. 02131

Geraldine Stephens  
(signature)

Joseph Kearns  
(signature)

NAME: GERALDINE STEPHENS

NAME: JOSEPH KEARNS

ADDRESS: SYCAMORE ST  
ROS.

ADDRESS: 171 SYCAMORE ST.

Maureen Devine  
(signature)

Mary Guimond  
(signature)

NAME: MAUREEN DEVINE

NAME: MARY GUIMOND

ADDRESS: PROSPECT AVE  
ROS.

ADDRESS: 37 BROOKDALE ST.  
ROS.



|                      |     |                  |           |
|----------------------|-----|------------------|-----------|
| Mary Piccione        | 106 | near car         | K02       |
| Sylvia Clark         | - 9 | Bidge St         |           |
| Joseph M. Mucciaccio | - 9 | Ridge St. Apt. 1 |           |
| Donny J. Hegarty     | 15  | Bidge St         | Apt 1     |
| Donny J. Clancy      | 163 | BROWN            | APT. 3    |
| Janet Wagner         | 168 | Brown Ave        | Apt 1     |
| John Wagner          | 168 | Brown Ave        | Apt. 1    |
| Dandra Morris        | 146 | Brown Ave        | APT I     |
| Karen A. Hicks       | 158 | Brown Ave        | Rosindale |
| Flora Vekiaridis     | 158 | Brown Ave.       |           |
| Pigi Karas           | 158 | Brown Ave.       |           |
| Paul Semoruk         | 158 | Brown Ave.       |           |
| Lu Kaufman           | 144 | " "              |           |
| Margaret Kelley      | 2   | Rowe St          | Rosindale |
| Kathleen Kelley      | "   | " "              | "         |
| Joseph Kelley        | "   | " "              | "         |
| Paul J. Di. St.      | 161 | Brown Ave        | Rosindale |
| Francis Distine      | 161 | Brown Ave.       | Ros.      |
| Mary Puzik           | 94  | The Gap St.      | Ros.      |
| Myrio DelMunaco      | 165 | 13 BOWEN AVE.    |           |
| Theresa DelMunaco    | 11  | Jewett St.       | Ros.      |
| Michael DelMunaco    | 11  | Jewett St        | Rosindale |
| Lauren Trifiro       | 660 | Canterbury St.   | Ros.      |
| Paul Trifiro         | 660 | Canterbury St.   | Ros.      |

Per petitioner Gary French, signers on this page may not all be property owners, but are area residents and signed in support of Map Amendment Application No. 243.



